

FOR LEASE OFFICE SPACE

Morguard

17187 - 114 AVENUE

EDMONTON, AB



MODERN OFFICE BUILDING IN A PROMINENT WEST END LOCATION

17187 – 114 Avenue is a modern office building conveniently located one block off of 170 Street NW. Nearby public transportation and easy access to major thoroughfares provides opportunities to enjoy the nearby restaurant, shopping and hotel amenities. The two story office building offers large floor plates, over 500 free energized parking spaces (available on a very favorable ratio basis), making 17187 – 114 Avenue a desirable west end location for your office requirements.

Up to 26,446 SF available

- Easy access to 170 Street and Stony Plain Road
- Abundance of free parking
- New elevator lobbies and common areas
- Vacant units are in base building condition, ready for development
- Landlord to provide space planning services

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ASKING NET RENT

\$16.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$10.80/SF	\$2.39SF	\$13.19SF (2025 est.)

BUILDING DETAILS

Total Available Space: 26,446 SF +/-
Unit B, Suite 200: 17,486 SF
Unit C, Suite 230: 8,960 SF

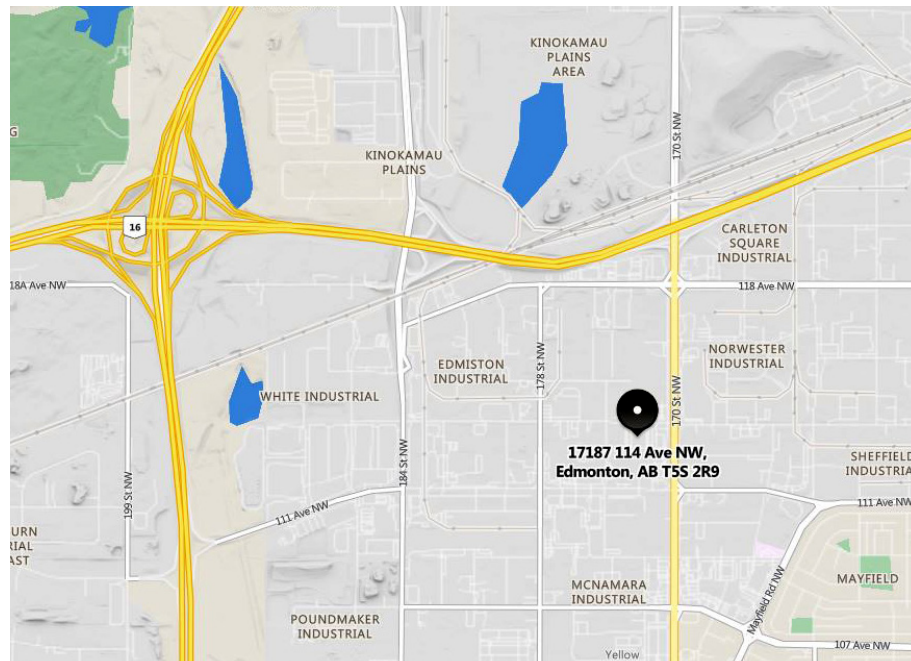
Number of Floors: 2

Year Built: 2000

BUILDING AMENITIES

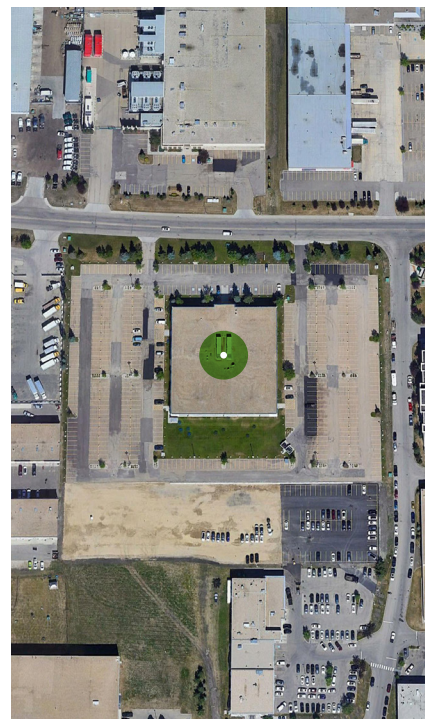
Restaurants close by
Energized parking available

LOCATION



17187 - 114 Avenue, Edmonton, AB

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Aerial View

FOR MORE INFORMATION

MIKE VERHOSKI

Director, Leasing
mverhoski@morguard.com
780-424-1642

[VIEW THIS PROPERTY ONLINE HERE](#)

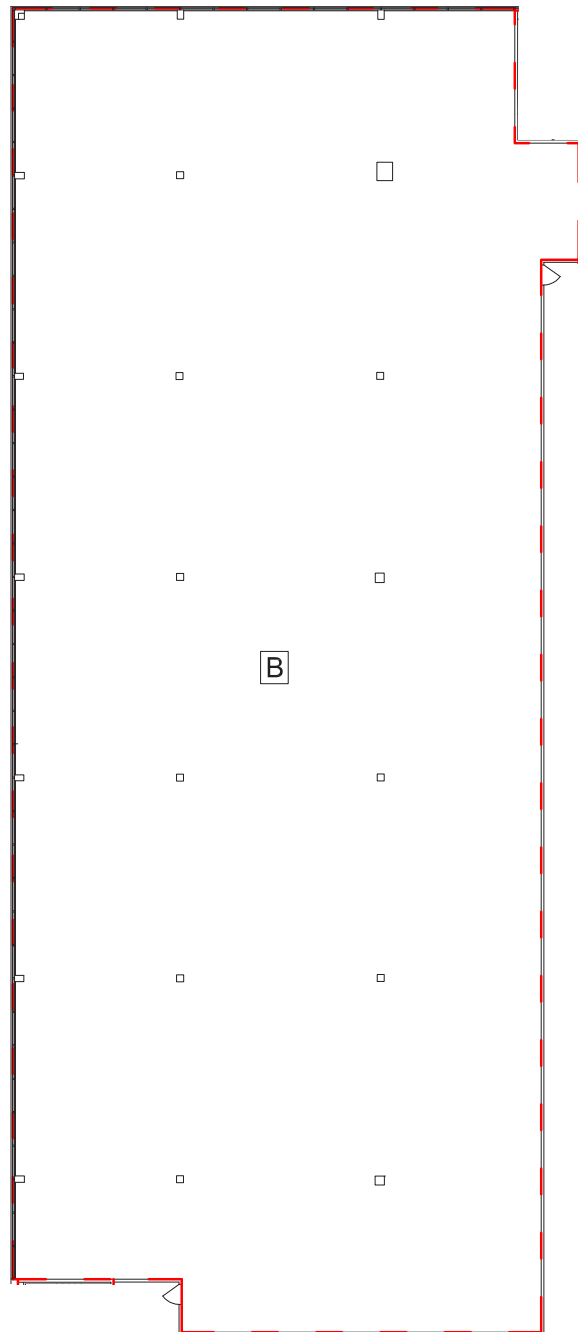
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SUITE 200 - UNIT B - 17,486 SF +/-



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SUITE 230 - UNIT C - 8.960 SF +/-

